

160.0

0003

0006.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

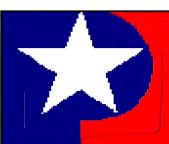
735,700 / 735,700

USE VALUE:

735,700 / 735,700

ASSESSED:

735,700 / 735,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		HILLSIDE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CAI XIONGWEI	
Owner 2: MEI MEI	
Owner 3:	
Street 1: 115 HILLSIDE AVE	
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER
Owner 1: SHEA ROBERT J & ELIZABETH M -
Owner 2: -
Street 1: 115 HILLSIDE AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .209 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1714 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Use Notes

Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101 One Family	9100	Sq. Ft.	Site	0	70.	0.76	8									485,101						485,100	

## IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					106780	
101	9100.000	250,600		485,100	735,700					GIS Ref	
										GIS Ref	
										Insp Date	
										02/23/09	

PREVIOUS ASSESSMENT							Parcel ID		Parcel ID		PAT ACCT.	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	250,600	0	9,100.	485,100	735,700		Year end	12/23/2021		
2021	101	FV	242,000	0	9,100.	485,100	727,100		Year End Roll	12/10/2020		
2020	101	FV	242,000	0	9,100.	485,100	727,100		727,100 Year End Roll	12/18/2019		
2019	101	FV	205,500	0	9,100.	485,100	690,600		690,600 Year End Roll	1/3/2019		
2018	101	FV	205,500	0	9,100.	429,700	635,200		635,200 Year End Roll	12/20/2017		
2017	101	FV	205,500	0	9,100.	360,400	565,900		565,900 Year End Roll	1/3/2017		
2016	101	FV	205,500	0	9,100.	360,400	565,900		565,900 Year End	1/4/2016		
2015	101	FV	192,600	0	9,100.	311,900	504,500		504,500 Year End Roll	12/11/2014		

SALES INFORMATION							TAX DISTRICT			ACTIVITY INFORMATION			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
SHEA ROBERT J &	57080-419	6/30/2011			495,000	No	No			11/4/2015	Permit Insp	PC	PHIL C
	13248-564	7/1/1977			44,500	No	No	Y		7/3/2012	Left Notice	JBS	JOHN S
										2/23/2009	Measured	372	PATRIOT
										10/27/2008	Meas/Inspect	345	PATRIOT
										12/1/1999	Meas/Inspect	256	PATRIOT
										7/23/1993		RV	

 Sign:  VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

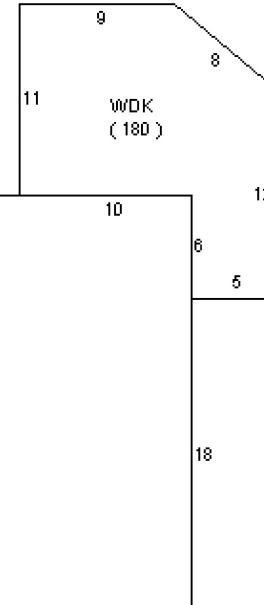
Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	Yellow
View / Desir:	

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Fair

**COMMENTS**

OF=BMT SINK.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1956
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl
Bsmt Flr:	4 - Carpet
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**